

CHAPTER 9

GENERAL PROVISIONS

Sec. 9.01. MODIFICATION OF REQUIREMENTS. Whenever the tract to be subdivided is of such unusual size or shape or is surrounded by such development or unusual condition that the strict application of the requirements contained in these regulations would result in real difficulties or substantial hardship or injustice, the Board, after report by the Commission, may vary or modify such requirements so that the subdivider may develop his property in a reasonable manner, but so that, at the same time, the public welfare and interests of the County and surrounding area are protected and the general intent and spirit of these regulations preserved.

Sec. 9.02. SEVERABILITY. Each section and each subdivision of this resolution is hereby declared to be independent of every other section or subdivision of a section so far as inducement for passage of this resolution is concerned; and the invalidity of any section or subdivision of a section of this resolution shall not invalidate any other section or subdivision of a section hereof.

Sec. 9.03. COORDINATING SUBDIVISION AND COMMUNITY UNIT PLAN. A preliminary plat is not required whenever the tract to be subdivided is included in a community unit plan. The approval of said community unit plat shall require that the tract to be subdivided conform to the requirements of this title, except that the approval may include a provision varying or modifying the requirements of this title so as to permit the coordinated development of a subdivision and a community unit plan; provided the public welfare and interests of the county and surrounding area are protected and the general intent and spirit of the regulations preserved. The Planning Director shall be authorized to approve final plats submitted in accordance with a community unit plan, notwithstanding the fact that such plats require modifications to the requirements of this title if such modifications were specifically approved at the time of approval of the community unit plan. (November 8, 2005, Resolution No. R-05-0142)

Sec. 9.04. PENALTY. Any violation of this resolution or of any regulation made by the County Board under the provisions of this resolution shall be a misdemeanor. Any person, partnership, association, club, or corporation violating the provisions of this resolution or of any regulation of the County Board, shall be guilty of a Class III misdemeanor. Each day such violation continues after notice of violation has been given to the offender may be considered a separate offense.